

When Recorded Please Return To:
LAWRENCE A. PIRKLE
321 West Washington, Suite 300
Mount Vernon, WA 98273
(360) 336-6587



201206140057

Skagit County Auditor

6/14/2012 Page

1 of

8 11:39AM

This space for Recorder's use only

QUIT CLAIM DEED

THE GRANTOR, FLORENCE F. LOVRIC, an unmarried person as to an undivided Fifty-seven and 4/10 (57.4%) percent interest and FLORENCE F. LOVRIC, as Trustee of the ANTON M. LOVRIC Credit Trust, as to an undivided Forty-two and 6/10 (42.6%) percent interest, for and in consideration of distribution of estate, conveys and quit claims to GRANTEE, LOVRIC'S LANDING, LLC a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Nos:

Parcel A: P58398 3809-501-009-0005

Parcel A: P58466 3809-601-005-0007

Parcel B: P31738 350123-0-021-0006

Parcel C: P31735 350123-0-018-0001

Parcel D: P31741 350123-0-024-0003

Parcel E: P31740 350123-0-023-0004

Parcel F: P58467 3809-601-007-0005

Parcel G: P31739 350123-0-022-0005

Parcel H: P58476 3809-701-004-0006

Parcel I: P31702 350123-0-002-1601

Abbreviated Legal Description: Ptn Blks 501, 601, 701, Northern Pacific Add; Ptn Tr. 2, Plate 7, Anacortes Tdlds. Legal description more fully described on Schedule "A-1" and incorporated herein by this reference.

Dated 13th day of June, 2012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121726
JUN 14 2012

Amount Paid \$
Skagit Co. Treasurer
By mlm Deputy

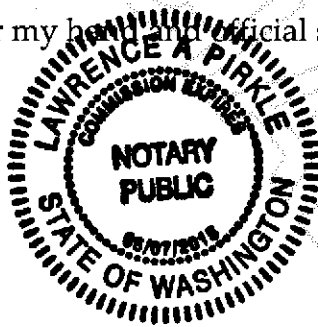
Florence F. Lovric
FLORENCE F. LOVRIC

Florence F. Lovric
FLORENCE F. LOVRIC, as Trustee
of the ANTON M. LOVRIC
Credit Trust

STATE OF WASHINGTON)
)
) SS.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that FLORENCE F. LOVRIC is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 13th day of June, 2012



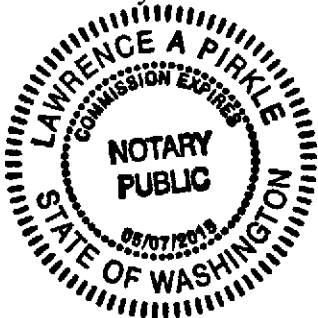
LAWRENCE A. PIRKLE

[Signature]
Notary Public in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/15

STATE OF WASHINGTON)
)
) SS
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that FLORENCE F. LOVRIC is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Trustee of the ANTON M. LOVRIC CREDIT TRUST, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 13th day of June, 2012



LAWRENCE A. PIRKLE

[Signature]
NOTARY PUBLIC in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/15



201206140057
Skagit County Auditor

Schedule "A-1"

DESCRIPTION:

PARCEL "A":

Lots 4 to 9, inclusive, Block 501, and Lots 1 to 5, inclusive, Block 601, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

That portion of Tract 2, Section 23, Township 35 North, Range 1 East, W.M., "Plate #7 Anacortes Tide and Shorelands" according to the plat thereof on file in the office of the Board of State Land Commissioners at Olympia, Washington, lying Westerly of the following described line:

Beginning at a point on the meander line of said Tract 2, Plate #1 at a point 437.07 feet South and 609.80 feet West of the initial point of said Tract 2;
thence South 58°55' West 148.2 feet;
thence South 56°30' West 11.8 feet to the true point of beginning of this description;
thence from said true point of beginning North 22° West 191.3 feet, more or less, to the Inner Harbor line, and the terminal point of said line,

EXCEPT THEREFROM any portion of the above described premises lying South of the North line of the railroad right of way as deed to the Seattle & Montana Railroad Company, by deed dated May 29, 1907 and recorded July 16, 1907, under Auditor's File No. 63000,

ALSO EXCEPT that portion lying West of a line running due North and South 409 feet West of the Easterly boundary thereof measured along the meander line,

AND ALSO EXCEPT that portion, if any, lying Easterly of the Westerly line of those premises conveyed to J. E. Trafton by deed dated October 5, 1956, filed October 8, 1956, under Auditor's File No. 542605 and recorded in Volume 281 of Deeds, page 770.

Situate in the City of Anacortes, County of Skagit, State of Washington.



201206140057
Skagit County Auditor

Schedule "A-1"

DESCRIPTION CONTINUED:

PARCEL "C":

That portion of Tract 2, of Plate No. 7, "ANACORTES TIDE LANDS", as per plat thereof, on file in the office of the Board of State Land Commissioners at Olympia, Washington, lying within the following described tract:

Beginning at a point 97.3 feet South and 203.3 feet West of the initial point of said Tract 2;
thence North 22° West 71 feet;
thence South 70°44' West 209 feet to the true point of beginning;
thence South 70°44' West 111 feet;
thence South 19°16' East 100 feet;
thence South 70°44' West 173 feet;
thence South 22° East 158 feet;
thence North 58°55' East 82 feet;
thence North 52°10' East 165 feet;
thence North 46°20' East 64.3 feet, more or less, to a point that is South 27°30' East 165 feet from the true point of beginning;
thence North 27°30' West 165 feet to the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "D":

That portion of Tract 2, of Plate No. 7, "TIDE AND SHORELANDS", as per plat thereof, on file in the office of the Board of State Land Commissioners at Olympia, Washington, described tract:

Beginning at a point on the inner line of said Tract 2, 437.07 feet South and 609.80 feet West of the initial point thereof;
thence North 22° West 158 feet, to the outer line of said Tract 2;
thence South 70°44' West along the outer line of said Tract 2, 97.88 feet;
thence South 22° East 178.9 feet to the inner line of said Tract 2;
thence North 58°55' East along said inner tract line 100 feet to the point of beginning.

EXCEPT that portion thereof, if any, lying South of the North line of the railroad right of way as deeded to the Seattle and Montana Railroad Company by deed dated May 29, 1907 and recorded under Auditor's File No. 63000 in Volume 62 of Deeds, page 462.

Situate in the City of Anacortes, County of Skagit, State of Washington.



201206140057

Skagit County Auditor

Schedule "A-1"

DESCRIPTION CONTINUED:

PARCEL "E":

That portion of Tract 2, of Plate No. 7, "TIDE AND SHORELANDS", as per plat thereof, on file in the office of the Board of State Land Commissioners at Olympia, Washington, described tract:

Beginning at a point on the Southerly line of said Tract 2, 488.7 feet South and 695.44 feet West of the initial point of said Tract 2;
thence South 58°55' West 48.2 feet;
thence South 56°30' West 11.8 feet;
thence North 22°00' West 191.3 feet to the inner harbor line;
thence North 70°44' East along said inner harbor line, 59.24 feet, more or less, to the Northwest corner of a tract deeded to J. E. Trafton by deed dated December 31, 1946 and recorded under Auditor's File No. 401254;
thence South 22°00' East along the West line of the above tract deeded to J. E. Trafton, 178.9 feet to the point of beginning,

EXCEPT that portion thereof, if any, lying South of the North line of the railroad right of way as deeded to the Seattle and Montana Railroad Company by deed dated May 29, 1907 and recorded under Auditor's File No. 63000 in Volume 62 of Deeds, page 462.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "F":

Lots 6 and 7, Block 601, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "G":

That portion of the following described tidelands lying West of a line running due North and South 409 feet West of the Easterly boundary thereof measured along the meander line, said tidelands being described as follows:

That portion of Tract 2, Section 23, Township 35 North, Range 1 East, W.M., "Plate #7 Anacortes Tide and Shorelands", according to the plat thereof on file in the office of the Board of State Land Commissioners at Olympia, Washington, lying Westerly of the following described line:

Beginning at a point on the meander line of said Tract 2, Plate 7, at a point 437.07 feet South and 609.80 feet West of the initial point of said Tract 2;
thence South 58°55' West 148.2 feet;



201206140057
Skagit County Auditor

Schedule "A-1"

DESCRIPTION CONTINUED:

PARCEL "G" continued:

thence South 56°30' West 11.8 feet to the true point of beginning of this description;
thence from said true point of beginning North 22° West 191.3 feet, more or less, to the inner harbor line,
EXCEPT THEREFROM any portion of the above described premises lying South of the North line of the
railroad right of way, as deeded to the Seattle and Montana Railroad Company by deed dated May 29,
1907, and recorded July 16, 1907, under Auditor's File No. 63000.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "H":

Lots 1, 2 and 3, Block 701, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat
recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "I":

That portion of the Burlington Northern Railroad right of way designated as Northern Pacific Railroad on
the plat map of "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume
2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southeast corner of Block 901, "NORTHERN PACIFIC ADDITION TO
ANACORTES,";

thence North 21°36'44" West along the Westerly right of way of Illinois Avenue, a distance of 185.00
feet to the true point of beginning;

thence North 21°36'44" West, a distance of 73.05 feet;

thence North 73°40'00" East, a distance of 98.74 feet;

thence North 67°41'20" East, a distance of 270.04 feet;

thence North 73°40'00" East, a distance of 250.00 feet;

thence East a distance of 100.00 feet;

thence North 73°40'00" East, a distance of 5.24 feet;

thence South 14°38'00" East, a distance of 7.00 feet to an intersection with a curve having a radius point
bearing North 11°56'47" West, a radial distance of 684.80 feet;

thence Easterly along the arc of said curve to the left through a central angle of 2°51'28", an arc distance
of 34.16 feet to the intersection with a curve having a radius point bearing North 14°48'15" West, a radial
distance of 1,878.10 feet;

thence Easterly along the arc of said curve to the left through a central angle of 21°22'57", an arc distance
of 700.90 feet;

thence South 22°00'00" East, a distance of 27.44 feet;

thence North 58°55'00" East, a distance of 79.03 feet;



201206140057

Skagit County Auditor

Schedule "A-1"

DESCRIPTION CONTINUED:

PARCEL "T" continued:

thence North 52°10'00" East, a distance of 165.00 feet;
thence North 46°20'00" East, a distance of 72.98 feet;
thence South 27°30'00" East, a distance of 133.25 feet;
thence South 54°53'24" West, a distance of 166.32 feet to the Northwesterly corner of Block 401 of said plat;
thence South 50°23'01" West, a distance of 84.12 feet to the Northeasterly corner of Block 501 of said plat;
thence South 54°31'45" West, a distance of 308.94 feet to the Northwesterly corner of said Block 501;
thence South 65°01'13" West, a distance of 170.24 feet to the Southeast corner of Block 601 of said plat;
thence North 21°36'44" West along the Easterly line of said Block 601, a distance of 93.00 feet to the Northeasterly corner of said Block 601;
thence South 71°37'52" West, a distance of 210.34 feet to the Northwesterly corner of said Block 601;
thence South 73°27'34" West, a distance of 80.31 feet to the Northeasterly corner of Block 701 of said plat;
thence South 73°43'15" West, a distance of 301.25 feet to the Northwesterly corner of said Block 701;
thence South 74°05'54" West, a distance of 80.40 feet to a point on the Easterly line of Block 801 of said plat;
thence North 21°36'44" West along the Easterly line of said Block 801, a distance of 50.38 feet to the Northeasterly corner of said Block 801;
thence South 68°05'05" West, a distance of 299.96 feet to the Northwesterly corner of said Block 801;
thence South 21°36'44" East along the Westerly line of said Block 801, a distance of 18.80 feet;
thence South 73°23'18" West, a distance of 80.31 feet to the Northeasterly corner of Block 901 of said plat;
thence North 21°36'44" West along the Northwesterly projection of Illinois Avenue right of way, a distance of 73.05 feet to the true point of beginning.

EXCEPT that portion quieted in that certain "Stipulation and Order Of Settlement" entered July 9, 1991 in Skagit County Superior Court Cause No. 89-2-00399-2, more particularly described as follows:

Beginning at the Northwest corner of Lot 3 in Block 501, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington;

thence Northerly a distance of 30 feet along an extension of the West line of Lot 3, Block 501;
thence Northeasterly to a point along an extension of the West line of Lot 10 in Block 401, 5 feet beyond the Northwest corner of Lot 10, in Block 401, "NORTHERN PACIFIC ADDITION TO ANACORTES,";
thence Southerly a distance of 5 feet to the Northwest corner of the said Lot 10, Block 401;
thence Southwesterly to the point of beginning.



201206140057
Skagit County Auditor

Schedule "A-1"

DESCRIPTION CONTINUED:

PARCEL "I" continued:

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities and matters incidental thereto over, under and across the existing roadway as depicted on that certain Record of Survey recorded March 21, 1989, under Auditor's File No. 8903210032, as conveyed by instrument recorded March 21, 1989, under Auditor's File No. 8903210033.

ALSO TOGETHER WITH a non-exclusive easement to provide sufficient space for passenger vehicles to turn around to access Oakes Avenue over and across an existing driveway located on the following described property:

The West ½ of Lot 3, Block 501, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington. This easement shall be for the benefit of Lot 4, Block 501, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "J":

That portion of Georgia Avenue, lying Northerly of the North line of Oakes Avenue, and abutting upon Blocks 601 and 701, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, as vacated under Ordinance No. 2191, recorded July 5, 1991, under Auditor's File No. 9107050103, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.



201206140057

Skagit County Auditor